

STAGE I -- PLAN REQUIREMENTS:

The Stage I Plan shall identify and provide the following information:

Two (2) Plans of the subject property, drawn to a scale not smaller than one (1) inch equals one hundred (100) feet showing:

- a. The total area in the project including the proposed phasing, as applicable.
- b. The present zoning of the subject property and all adjacent properties.
- c. All public and private rights-of-way and easement lines located on or adjacent to the subject property, which are proposed to be continued, created, enlarged, relocated, or abandoned.
- d. Delineation of all existing and proposed residential units in the project, including number, location and description of the housing types.
- e. Delineation of all existing and proposed nonresidential uses in the project, including location and type of all uses, and the approximate number of acres, gross floor area and heights of buildings.
- f. Location of proposed streets, pedestrian walkways and landscape areas, identifying approximate dimensions.
- g. Location of all existing and proposed water, sanitary sewer, and storm drainage lines, indicating approximate pipe sizes.
- h. Certification from appropriate water and sewer agencies whether services will be available.
- i. Other information that may be determined necessary for description and/or to insure proper integration of the proposed project in the area.

IMPORTANT NOTE: The requirements for a Stage Development Plan, listed above, may be combined in any suitable and convenient manner so long as the required data is clearly indicated. A separate plan or drawing for each element is not necessary but may be provided at the option of the applicant. All of the elements listed above must be included within the Stage I Development Plan unless a specific waiver of an element is granted by the Zoning Administrator.